



**AGENDA**  
**Regular Meeting**  
**Reno City Planning Commission**  
**Wednesday, March 4, 2015 • 6:00 PM**

**Reno City Council Chamber, One East First Street, Reno, NV 89501**

Commissioners			
Jason Woosley, Chair 326-8862			
Kevin Weiske, Vice Chair	326-8859	Paul Olivas	326-8861
Doug D. Coffman	326-8864	Charles Reno	326-8863
Peter Gower	326-8860	Kathleen Taylor	326-8858

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**Posting:** This Agenda is posted at Reno City Hall, One East First Street, Washoe County Library Downtown Branch - 350 South Center Street, Evelyn Mount Northeast Community Center, 1301 Valley Road, and McKinley Arts and Culture Center - 925 Riverside Drive, and further, in compliance with NRS 241.020, this agenda has been posted on the official website for the City of Reno - [www.reno.gov](http://www.reno.gov) and per NRS 232.2175 and 241.020 a link to this agenda has been posted to <https://notice.nv.gov/>.

**Support Materials:** Support materials are posted on the website [www.reno.gov/meetings](http://www.reno.gov/meetings) when they are provided to the governing body or if provided during a meeting, such materials will be posted on the website within 24 hours after the conclusion of the meeting. Support materials are also available at the City Clerk's office and at the scheduled meeting. The designated contact to obtain support materials is the City Clerk, located at One East First Street, Second Floor, 334-2030.

**Order of Agenda:** A time listed next to a specific agenda item indicates that the specific item will not be heard before that time – it does not indicate the time schedule of any other items. Items on the agenda may be taken out of order and the public body may combine two or more agenda items for consideration. The Planning Commission may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

**Public Comment:** Public comment, whether on action items or general public comment, is limited no more than three (3) minutes. The public may comment by submitting a Request to Speak form to the Secretary.

**Accommodation:** We are pleased to make reasonable accommodations for members of the public who are disabled and wish to attend meetings. If you should require special arrangements for the meeting, please contact our offices at 334-2576 prior to the date of the meeting.

**Appeal Process:** Any action taken by the Planning Commission on a tentative map, special use permit, variance or skyway is final unless appealed. Any person aggrieved by the decision may file an appeal. Each person/entity must make his/her/its own appeal. Appeals must be filed with the City Clerk within 10 days of the Planning Commission hearing by submitting the appropriate form and fee. All other matters will be forwarded to the City Council with the Planning Commission recommendation.

**Watch Meetings:** Planning Commission meetings are streamed online when the Commission is in session in Council Chamber at <http://www.reno.gov/meetings> and broadcast on Charter Channel 194.

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**1 Pledge of Allegiance****2 Roll Call****3 Public Comment (This item is for either public comment on any action item or for any general public comment.)****4 Approval of Minutes (For Possible Action)**

4.1 Reno City Planning Commission - Regular - Jan 21, 2015 6:01 PM (For Possible Action)

**5 City Council Liaison Reports****6 Update on the Master Plan Update Process****7 Acceptance of the City of Reno Planning Progress and Priorities Report**

7.1 Staff Report (For Possible Action - Recommendation to City Council): Acceptance of the City of Reno Planning Progress and Priorities Report.

**8 Public Hearings Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item III, Public Comment, is heard at the beginning of this meeting.**

8.1 Staff Report (For Possible Action): Case No. **LDC15-00050 (High Desert Montessori Charter School Fence)** - A request has been made for a variance to allow a six foot fence in the front yard setback. The ±3.6 acre site is located on the northwest corner of the intersection of Silverada Boulevard and Fantastic Drive in the Public Facility (PF) zone. The site has a Master Plan land use designation of Special Planning Area/Northeast Neighborhood Plan/Urban Residential-Commercial. njg [**Ward 3**]

8.2 Staff Report (For Possible Action): Case No. **LDC15-00052 (Express Gas and Mart)** - A request has been made for a special use permit to establish a convenience store use in an existing building. The ±15,072 square foot site is located on the northeast corner of the South Wells Avenue/Crampton Street intersection (990 South Wells Avenue) in the Community Commercial/Wells Avenue Mixed Use (CC/MU) zone. The site has Master Plan land use designations Special Planning Area/Wells Avenue Neighborhood Plan/Mixed Use. vak [**Ward 3**]

- 8.3 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC15-00049 (Sharlands Interstate 80 Zone Change)** - A request has been made for a zoning map amendment to change the zoning designation from MF14 (Multifamily Residential – 14 Units per Acre) to MF21 (Multifamily Residential – 21 Units per Acre) on ±7.74 acres. The subject site is located east of the terminus of Sharlands Avenue (5200 West Interstate 80) directly south of the southern terminus of Backer Way. The site has a Special Planning Area/McQueen Neighborhood Plan/Mixed Residential Master Plan land use designation. njg [Ward 1]
- 8.4 Staff Report (For Possible Action): Case No. **LDC15-00053 (Washoe County Medical Examiners Building)** - A request has been made for a special use permit to construct in phases a ±29,274 square foot Medical Examiner's Office building which will: 1) reduce the floor area ratio (FAR) required in the Mixed Use/University of Nevada Regional Center Plan/Commercial (MU/UNRC/Com) zone from .5 FAR to .38 FAR; and 2) allow a non residential use to operate between the hours of 11:00 p.m. and 6:00 a.m. (24 hours) adjacent to or within 100 feet of the building footprint of a single family residence. The ±2.87 acre site is located along the south side of East Ninth Street, ±250 feet east of its intersection with North Wells Avenue in the MU/UNRC/COM zone. The site has a Master Plan land use designation of Special Planning Area/University of Nevada Regional Center Plan/Commercial. vak [Ward 3]
- 8.5 Staff Report (For Possible Action): Case No. **LDC15-00051 (Wolf Den)** - A request has been made to amend special use permit Condition of Approval No. 4 for Case No. LDC02-00008-Twisted Chimney to allow the existing restaurant, which is currently restricted to serve only beer and wine, to serve the full range of alcoholic beverages. The ±8,700 square foot site is located on the northwest corner of the North Virginia Street/College Drive intersection (1305 North Virginia Street) in the Neighborhood Commercial (NC) zone. The site has a Master Plan land use designation of Special Planning Area/University of Nevada Regional Center/Residential Area. vak [Ward 5]

## **9 Truckee Meadows Regional Planning Liaison Report**

## **10 Staff Announcements**

- 10.1 Report on status of Planning Division projects.
- 10.2 Announcement of upcoming training opportunities.
- 10.3 Report on status of responses to staff direction received at previous meetings.

10.4 Report on actions taken by City Council on previous Planning Commission items.

**11 Commissioner's Suggestions for Future Agenda Items (For Possible Action)**

**12 Public Comment (This item is for either public comment on any action item or for any general public comment.)**

**13 Adjournment (For Possible Action)**

**IF THE MEETING GOES BEYOND 11:00 PM, THE PLANNING COMMISSION MAY POSTPONE REMAINING ITEMS.**